

**DISTRICT ADVISORY BOARD
DISTRICT IV**

September 20, 2000

7:00 p.m.

Stanley/Aley Community School Center, 1749 South Martinson

www.wichitago.org

Members Present

Council Member Bill Gale

June Bailey

Dorman Blake

Chris Carraher

Bonny Johnson-Patrick

Tom Kessler

Paul Ward

Wayne Wells

Members Absent

Iola Crandall

Edwin Koon

Jerry McGinty

Bea Vickers

Guests

Larry & Carol Muller

Steve Perry

L.D. Garcia

Barry Carroll

Off. Richard Mellard

Steve Murillo

Jim Armour

Brian Wright

Gary Wiley

Donnah Taylor

Sgt. Wiley

ORDER OF BUSINESS

At 7:04 p.m. **Council Member Bill Gale** called the meeting to order, welcomed guests, and thanked DAB members for “volunteering” to serve as a “connecting link” between municipal government and the citizens.

Council Member Gale asked for modifications to September 6, 2000 Minutes. **Wayne Wells** identified page four, paragraph one, line two insert “years”.

Chris Carraher (Johnson-Patrick) motioned to approve minutes as amended. 7-0.

Gale asked for additions to the published agendas, none were received and **Gale** moved to approve the agenda, Bonnie Johnson-Patrick (Ward) made the motion. 7-0

PUBLIC AGENDA

The DAB receives public comments regarding individual citizen comment on issues not on the agenda pertaining to the City of Wichita.

No comments or requests to speak on the public agenda were received.

NEW BUSINESS

1. West Douglas Streetscaping Project

City consultant Steve Perry, Landscape Architect, McCluggage, Van Sickle, and Perry will update DAB IV on the projects design concept and cost estimate. The project is funded in the Capital Improvement Budget for design in 2000 for \$250,000; construction in 2002 for \$1,250,000 and 2003 for \$1,250,000. Total project budget is \$2,750,000.

Recommended Action: Receive and File

Council Member Gale introduced Jim Armour, Design Engineer, City of Wichita, who reviewed the bid process, architectural selection, and conceptual processes involved in the plan.

Armour commented that Public Works would like DABs to approve or provide comment to project “concepts” to the City Council. **Armour** then introduced **Steve Murillo**, Public Art Consultant, Austin Miller Engineering Consultants and **Steve Perry**, Landscape Architect, McCluggage, Van Sickle, and Perry, who commented on the project.

Perry oriented the map to the cardinal directions and identified the scope of the project, which includes sidewalks, intersections, and minor street repairs and improvements. **Perry** stated that the concerns of Delano Neighborhood residents played a crucial role in the plan.

Perry identified these concerns as creation of additional parking spaces, highlighting and integrating Delano’s history into the plan through historic period streetlights and historical markers, increasing the number of trees in the streetscape, using benches and banners to draw non-Delano residents to the area for commercial retail shopping, entertainment, and restaurant activities. **Perry** asked **Murillo** to present the historical attributes of the plan to DAB members.

Murillo stated his goal was to integrate visual aesthetics with the area’s history. **Murillo** wrote a concise time period of Delano from the county’s creation to 1880 and indicated Delano was only a township, which was lawless and full of “vice”.

According to **Murillo** the project uses six themes in a six-block area, identified by historic markers, so pedestrians can read about area history regarding politics and vice. The markers would also be augmented with nearby park benches. The Focal point of the area is Sycamore and Douglas Streets. The plan calls for the removal of the existing stoplight and the placement of a “turn about” with a sculptural element as the centerpiece, to capture the area’s theme. Ideally, several primer artists would compete through a design process to determine the sculpture.

Murillo passed the remainder of the presentation to **Perry**, who commented the local business association desired more trees with multi-colored sidewalks, avoiding intricate brickwork, to save money on sidewalk costs, allowing for more monetary resources to be spent on capturing the area's history.

Perry stated the project will reduce traffic to two lanes and create diagonal parking, the goal of the lane reduction is to slow traffic and draw people into the shopping district. A gateway arch will identify Delano at each end of the area and facilitate the sense of identity. Park benches and garbage receptacles will be on each street corner. The turn about will be large enough for a large truck to safely and quickly travel around and is a focal feature to the area. The historical markers will be vertical stands that mimic saloon doors with a bronze plaque describing Delano's political and "vice" activities of the period.

Perry stated the project is funded in the Capital Improvement Budget for design in 2000 for \$250,000; construction in 2002 for \$1,250,000 and 2003 for \$1,250,000. Total project budget is \$2,750,000 and should be completed well with the budget. **Perry** thanked the DAB for the opportunity to present the concept.

Gale opened the matter to questions from DAB members.

Bonnie Johnson-Patrick asked to see the individual design boards for the project.

June Bailey asked if handicapped accessibility was considered in the design and **Perry** indicated it was. **Bailey** followed up with a question on roadway surface type, **Perry** responded it will be a blacktop asphalt surface. **Bailey** asked what species of trees are to be planted, **Perry** responded specific species are unknown but will likely include some Honey Locust and other varieties. Factors considered for the specific species include high branches for good visibility of store frontage and fine textured branches to lessen the likelihood of crows nesting in the winter and fall. **Bailey** asked how the streetscape tied into the river project and **Perry** responded it transitions and complements that project.

Johnson-Patrick inquired if the turn about was similar to the one found in Hutchinson and **Perry** responded yes, and it has been considered that traffic control may be necessary during large baseball games at Lawrence Dumont Stadium and during River Fest. **Johnson-Patrick** asked if when during construction the turn about will be constructed and **Armour** replied likely at the end of construction.

Council Member Gale opened the matter to public discussion and identified **Mary Lou Rivers**, past-president Delano Business Association, who commented she was very pleased with the plan and reiterated traffic concerns of local business owners and complimented **Perry** and his group for listening to everyone's concerns. **Rivers** described the plan as "beautiful".

Gale asked for comments to the City Council, **Johnson-Patrick** complimented the firm for the detailed historical research and utilization in the plan. **Dorman Blake** stated "well done" and **Bailey** thought the project was nicely done as well.

Wayne Wells (Blake) moved to recommend the Streetscaping concept. 7-0

Gale thanked everyone for attending the meeting and presenting such an important plan for District IV and Delano.

PLANNING AGENDA

2. ZON2000-00038: On the Northwest Corner of Maple and Bebe Streets

*The applicants are requesting a zone change from “SF-6” Single-Family Residential to “LC” Limited Commercial on two platted lots containing less than a one acre (20,149 sq. ft.) located at the northwest corner of Maple and Bebe Streets. The applicants have not identified a specific use but plan to develop the property for retail uses. Currently the single-family house located on the application area is being rented and used as a residence. Access to the lots is from Maple, a four-lane arterial and a private drive off of Bebe, a residential street. There is one opening along Maple into the property. The case was heard by the Metropolitan Area Planning Commission on Thursday, **September 21, 2000**, no earlier than 1:45 p.m.*

Barry Carroll described the immediate area surrounding the parcels in question as “mixed use” and described the code definition of “NR” neighborhood retail district. “NR” zone is used to accommodate “very-low intensity retail and office development and other complementary land uses that serve and are generally appropriate near residential neighborhoods”. **Carroll** stated the “NR” designation is compatible with the “commercial” designation in the comprehensive plan adopted by the MAPC.

Carroll stated he recommends the “NR” designation because it is compatible with 1) the zoning, uses and character of the immediate neighborhood; 2) the suitability of the subject property for uses to which it has been restricted; 3) the extent to which removal of the restrictions will detrimentally affect nearby property; 4) conformance of the requested change to adopted or reorganized plans/policies; and 5) the impact of the proposed development on community facilities.

Carroll opened the matter to questions from DAB members. **June Bailey** inquired on the dimensions of the driveway/access points. **Carroll** responded code is set as thirty square feet for commercial use and a distance of twenty linear feet must exist between access points.

Paul Ward queried the applicant on the number of access points desired. **Larry Muller** responded three access points to the site are desired, with two off of Bebe Street.

Bailey asked if the MAPD or the City Manager’s Office received any calls on this matter. **Carroll** responded “no, the MAPD has not received any calls on this matter” and **Brian Silcott** responded he has not received any calls either. **Bailey** expressed concern of the remaining parcels in the immediate area if the request is approved and stated no person voiced any disapproval at the “Party in the Park” picnic and car show. **Bailey** stated she favors the Bebe access points.

Bailey asked the applicant what his plans were for screening and lighting of the subject property. **Muller** responded the screening would be a wood privacy fence meeting code and would comply with all code and design requirements.

Council Member Gale asked the applicant if her was agreeable to the neighborhood retail zone, he stated “limited commercial was preferable but the neighborhood retail is workable and he would comply with the appropriate code requirements”

Wayne Wells inquired why the applicant desired “LC” to “NR”; **Muller’s** responded “LC” is more flexible for land use applications than “NR”.

Bonnie Johnson-Patrick asked if the design is a single story building and **Muller** responded “yes”.

Council Member Gale asked if the audience had any questions for **Carroll** or **Muller**, none were received.

Bailey (Johnson-Patrick) moved to approve the zone change as “NR” neighborhood retail district.

Ward offered a friendly amendment to the motion to include removal of the requirement of one access point on Maple Street to two access points on Bebe Street. **Bailey** stated she would accept the friendly amendment.

Council Member Gale ordered the vote on **Bailey’s** motion as amended by **Ward**. 6-0-1, Chris Carraher abstained due to his position as Chairman of the MAPC.

3. ZON2000-00040: On the West Side of Seneca and North of 50th Street South

*The applicant requests a zone change from “MF-18” Multi-Family to “LC” Limited Commercial on a 0.6 acre platted tract located north of 50th Street South and west of Seneca. The subject property is currently undeveloped but adjoins the applicant’s business (Dutch’s Greenhouse) along the south property line. The applicant proposes to construct a greenhouse on the subject property for the indoor storage of materials used for operations and sales. The “LC” Limited Commercial zoning district permits a greenhouse for wholesale and/or retail purposes by right. Greenhouses are included in the Unified Zoning Code definition of Agricultural Sales and Service. The case was heard by the Wichita-Sedgwick County Metropolitan Area Planning Commission on Thursday, **September 21, 2000**, no earlier than 2:15 p.m.*

Recommended Action: Provide Comment

Barry Carroll described the land use patterns in the immediate area as “mixed use” and stated the MAPD recommends approval of the request for the following reasons: 1) the zoning, uses, and character of the neighborhood; 2) the suitability of the subject property for the uses to which it has been restricted; 3) the extent to which removal of the restrictions will detrimentally affect nearby property; 4) conformance of the requested change to the adopted or recognized Comprehensive Plan and policies; and 5) the impact of the proposed development on community facilities.

Council Member Gale asked for questions from DAB members for **Carroll** none were received. **Carroll** introduced Gary Wiley, Professional Engineering Consultant, who reviewed his long work history with the applicant and stated that he and the applicant were "...in agreement with staff comments". **Wiley** highlighted the areas characteristics and presented an aerial photograph of the area indicating the change would not affect any properties in the area a the area is predominately owned by the applicant and is used in his long established tree and landscape business. **Council Member Gale** opened the matter to questions from the DAB, none were received; **Gale** also asked for questions from the audience, none were received.

Dorman Blake (Kessler) moved to approve the request. 6-0-1, Chris Carraher abstained due to his position as Chairman of the MAPC.

UNFINISHED BUSINESS

4. Status Report of the 2001-2002 Operating Budget

Council Member Bill Gale will provide a status report on 2001-2001 Operating Budget.

Recommended Action: Review and File.

Council Member Bill Gale reviewed the budget process and commented the proposed operating budget was considered, hearings were held, and the budget approved with any significant changes. An items worth noting, the Minisa Branch Library was scheduled for closure but was funded and ideally will spearhead a North Branch Library, similar to the South Branch Library.

Gale thanked the DAB for valuable input and opened the matter for questions.

June Bailey asked on the status of the WPD Mounted Unit. **Gale** indicated the funding remained static, however the Furley Farm, where the horses are kept has several funding in the Capital Improvement Budget for facility improvements.

Gale indicated a final version is available on the city's website, but is unaware if hard copies are available.

5. Fire Station Relocation Study

Council Member Bill Gale will provide a narrative on the status of the proposed fire station relocation study performed by Tridata Consultation Services.

Recommended Action: Review and File.

Council Member Bill Gale reviewed the recent WCC action approving the concept of Tridata's fire station relocation study. Some changes affecting District IV include Fire Station 13 relocating East and North to Kellogg and Meridian Streets, fire station 12 South and West to 31st and Meridian Streets, and Station 19 South and East to 47th and Broadway Streets. The locations are dependent on land availability.

Gale introduced Larry Garcia, Fire Chief, and thanked him for his attendance. **Garcia** stated he would gladly take questions from the DAB on this matter.

Paul Ward inquired on the viability of the joint library-fire station facility in the area of 31st and Meridian. **Gale** stated the plan is under consideration and is a viable option.

Dorman Blake asked if the area of 47th and Broadway was "set in stone" **Gale** responded the area is top consideration but subject to land availability. **Garcia** commented Station 19 will be relocated but the exact location is unknown. Intense commercial land use restricts land availability in the area. The goal is to locate the station as close to the intersection of 47th Street South and Broadway.

Gale reviewed the original concept and stated the move farther South was at his request to better serve the newly annexed areas to the South.

Council Member Gale opened the discussion to the public.

Donnah Taylor stated her area was not considered in the relocation. **Gale** stated he believes her area was considered and the proposed move provides the coverage to as many citizens as possible. **Garcia** stated the locations targeted for relocation were constructed using the latest and best software and technology packages available.

Wayne Wells stated he appreciated relocating Station 13 to the area of Kellogg and Meridian to better cover the Delano Neighborhood. He hopes land is available on the eastside of the railroad tracks. **Gale** expressed empathy for Delano residents and hopes their concerns are adequately addressed and stated a search for land is currently underway. **Garcia** indicated the city is currently meeting with state and local agencies to address traffic management issues with the goal of increasing response times around railroad tracks.

Gale asked for more questions from DAB members and the gallery, none were received.

6. CON2000-00026

Council Member Bill Gale will provide an update on the status of this conditional use request.

Recommended Action: Review and File.

Council Member Gale reviewed the case and stated the applicant withdrew case.

7. **Legislative Request**

The Government Relations Director for the City of Wichita is soliciting requests for items to be included in the City of Wichita's Legislative Program. District Advisory Board Members are asked to complete the legislative request form.

Recommended Action: Review and Provide Recommendation

Brian Silcott, Neighborhood Assistant, stated the matter supports the City's Legislative Program and to fill out the forms and return to his office at Stanley-Aley or in City Hall. If assistance in completing the forms is needed do not hesitate to contact his office. The forms are due no later than the following DAB meeting on Wednesday, October 4, 2000.

NEIGHBORHOOD AGENDA

8. **Neighborhood Calendar**

DAB Members and Private Citizens may announce neighborhood and community happenings and place events on the District IV Calendar.

Recommended Action: Review and File.

June Bailey, Orchard Breeze Neighborhood Association, reviewed the upcoming clean up for Orchard Breeze Neighborhood Association in the area between 2nd Street to Central Street and West Street to Hoover. The annual party in the park raised approximately \$1800; the neighborhood association donated \$150 to the local firefighter museum. **Bailey** stated crime is increasing in the area and the neighborhood is going to take a proactive approach in addressing these very serious problems. The first step in taking back the neighborhood was the creation of a phone tree.

Bonnie Johnson-Patrick, Southwest Village Neighborhood Association, will be holding their annual picnic and chili cook-off. Bonnie is a member of South Branch YMCA advisory board and the new branch will be celebrating it's one year anniversary soon.

Paul Ward, Southwest Neighborhood Association, Cruise Control had a small car show and the cruising of Seneca is on the decrease due to the Seneca widening project.

Dorman Blake, South Area Neighborhood Association, stated the South Area meeting will be on September 30.

Tom Kessler, South Area Neighborhood Association, reviewed the recent candidate forum held at the last meeting.

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Gale thanked the Community Police Officers for attending the meeting and introduced **Les Hanshaw**, Community Education Coordinator, who reviewed his purpose, function, and responsibility in the district and the mini-city hall.

Johnson-Patrick stated the 2000 Tourism Conference thought it was a great event and was proud of the city for supporting and improving all of Wichita.

Gale congratulated **Chris Carraher** for being unanimously elected as MAPC Chairperson.

Carraher (Johnson-Patrick) motioned to adjourn 6-0

Meeting adjourned 8:47 p.m.

Respectfully Submitted,
Brian W. Silcott, Neighborhood Assistant